

**FY2011 5-Year Infrastructure
Plan for Dept. of Administrative Services**

October 1, 2009

Category Rank	FY2011 Rank	Facility	Project Title	FY2011	FY2012	FY2013	FY2014	FY2015	Projected 5-Year Total FY11-15
0-01	01	Capitol Complex	Mercy Capitol Operations This service offer provides for the essential facility maintenance for the Mercy Capitol site including Heating, Ventilation and Air-conditioning (HVAC); Utility (gas, electric, water) costs; Electrical distribution; Grounds services (mowing, trimming, snow/ice removal, etc.); Custodial and maintenance services (vacuuming, trash removal/recycling, carpet and hard floor care, restroom sanitation, events set up, etc.); Security services (locksmith, building automation, etc.); Health/life/safety system services (fire alarms, sprinklers, jockey pumps, air filter changes, ventilation maintenance, etc.); and Skilled trade services (carpentry, painting, masonry services, etc.).						
				\$1,083,175					\$1,083,175
A-01	02	Capitol Complex	Mercy Capitol Infrastructure Improvements A detailed architectural and engineering analysis of Mercy Capitol has identified building-wide infrastructure improvements that will enhance the usability of the structure, including common restrooms, elevator improvements, HVAC improvements and other upgrades necessary to convert the building form hospital to office functions. This work is in conjunction with basic tenant improvements to accommodate the needs of agencies within various office suites.						
				\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
A-02	03	Statewide	Statewide Major Maintenance This service offering corrects major maintenance, health/safety/loss of use and Americans with Disabilities Act deficiencies at the Capitol Complex and statewide for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System.						
				FY2011 5-Year Plan	\$40,000,000	\$40,000,000	\$40,000,000	\$40,000,000	\$200,000,000
A-03	04	Statewide	Statewide Routine Maintenance Provides routine, recurring and preventive maintenance for state owned facilities throughout the state for all agencies except except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System.						
				FY2011 5-Year Plan	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$100,000,000

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A-04	05	Capitol Complex	Fire Protection for Facilities Management Center and Central Energy Plant Extend fire protection fire hydrants to the Central Energy Plant and Facilities Management Center in year one and in year two install sprinkler protection systems in the Central Energy Plant and Facilities Management Center.						
FY2011 5-Year Plan				\$300,000	\$1,700,000	\$0	\$0	\$0	\$2,000,000
A-05	06	Capitol Complex	Safety and Security Enhancements for Capitol Complex Replacement of the old outdated Toye security system with the new Andover Security system. The Toye system is old and failing. Most buildings on the Capitol Complex have been converted to Andover with the exception of Hoover, Wallace, Mercy Capitol and portions of IWD and Jessie Parker. Additional locking systems will be upgraded, including locks to roofs and locks at Mercy Capitol. Emergency evacuation maps will be upgraded and installed throughout the complex and exterior signage will be added and upgraded throughout the complex.						
FY2011 5-Year Plan				\$996,000	\$40,000	\$0	\$0	\$0	\$1,036,000
E-01	07	Capitol Complex	I3 Distribution (non-Vertical Infrastructure request)	\$3,700,000					\$3,700,000
A-06	08	Capitol Complex	Capitol Complex Electrical Distribution System Upgrade (Completion) Provide for continued repair, replacement and upgrades to the primary distribution system for the Capitol Complex, including replacement and relocation of transformers in the Capitol, full generation for the Capitol Complex and utility expansion for the north side of the complex. When the project is complete, the entire primary loop system will be replaced or upgraded and the complex will have full back-up generation. Also, place the entire load of the Lab on an emergency generation system, plus install the necessary switch gear for the utility to provide redundant feeds, much like the Capitol Complex which has N+ 3 redundancies. We will place two 2.5MW generator sets in parallel with the utility. These generators will be capable of running biofuels.						
FY2011 5-Year Plan				\$4,921,089	\$4,000,000	\$0	\$0	\$0	\$8,921,089

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A-07	09	Capitol Complex	Capitol Complex Relocation and Leasing Expenses Provide moving, temporary leasing and other expenses related to renovation of and movement into buildings on the Capitol Complex. It permits selected agencies that are currently paying facility leases to return to the Capitol Complex. It also allows agencies to temporarily relocate off-complex.						
FY2011 5-Year Plan				\$2,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$10,000,000
A-08	10	Capitol Complex	Complex Pedestrian /Utility Tunnel Repairs (Continuation) This service offering is to provide repair and replacement of all of the pedestrian and utility tunnels on the Capitol Complex. The project funding will be part of a five year plan to address the badly needed repairs. This is a continuation of tunnel funding to make phased repairs to the tunnel system.						
FY2011 5-Year Plan				\$1,900,000	\$6,529,548	\$6,856,026	\$7,198,827	\$0	\$22,484,401
A-09	11	Capitol Complex	Historical Building Exterior Repairs This is a new request to address exterior building repairs for this high profile, twenty-six year old building that cannot be addressed adequately with major maintenance funding, including repair and replacement of exterior granite wall panels. This request will also provide repairs to the skylight system to eliminate water leaks.						
FY2011 5-Year Plan				\$1,187,500	\$625,000	\$637,500	\$0	\$0	\$2,450,000
A-10	12	Capitol Complex	Building and Grounds Renewal for Capitol Complex Buildings This is a new request to address ongoing building renewal needs to extend the useful life of buildings, grounds and parking lots, including cleaning of the Hoover building and elevator upgrades for Hoover and Lucas.						
FY2011 5-Year Plan				\$1,800,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,800,000
B-01	13	Capitol Complex	Capitol Complex Parking Lot Improvements Provides for design and renovation services to pave existing gravel parking lots, including associated building demolition, to repair parking lots and to enhance the appearance of parking lots.						
FY2011 5-Year Plan				\$3,865,000	\$1,800,000	\$200,000	\$0	\$0	\$5,865,000

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B-02	14	Capitol Complex	Capitol Complex Property Acquisition and Related Services Provide funding for property acquisition and services related to property acquisition at the Capitol Complex including appraisals and environmental assessments.						
FY2011 5-Year Plan				\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
B-03	15	Capitol Complex	Monuments and Artwork Repair and Restoration Program Provides funding to properly care and maintain those monuments on the Capitol Complex that do not have revolving maintenance funds available such as: Bochumer Verein Cannon, Mortar and a Cannon, V.F.W. Monument, G.A.R. Sundial, Lincoln and Tad, Great Seal of Iowa, Bicentennial Fountain, Pioneer Statuary Group, Buffalo Head Drinking Fountain, Soldiers and Sailors Monument, Allison Monument, Christopher Columbus, Crocker Memorial, Japanese Bell and Bell House, Scott's Grave, G.A.R. Flagpole, Peace Pole, Iowa "A Place to Grow" symbol, Peace Officers' Memorial, Liberty Bell, Spanish-American War Monument, Statue of Liberty and Spanish Howitzer. This will also provide funding for repair, restoration and conservation of interior and exterior artwork on the Capitol Complex that has been funded by the ½% Art in State Buildings Program.						
FY2011 5-Year Plan				\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
B-04	16	Capitol Complex	Capitol Complex Alternative Energy Systems Develop alternative energy sources on the Capitol Complex, such as wind power and bio-diesel co-generation systems.						
FY2011 5-Year Plan				\$250,000	\$80,000	\$4,000,000	\$2,200,000	\$3,000,000	\$9,530,000
C-01	17	Capitol Complex	West Capitol Terrace Phase 3 Provide for next phases of development after removal of the parking lots west of the Capitol and replacement with an ADA compliant walkway between East 7th and Finkbine, including landscaping to create a major public greenspace at the west entrance to the Capitol Complex.						
FY2011 5-Year Plan				\$1,250,000	\$1,000,000	\$0	\$0	\$0	\$2,250,000

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C-02	18	Capitol Complex	Building Repair vs. Replacement Assessment for IWD, Jessie Parker, Grimes, Fleet Capitol Complex master planning work now underway has identified several buildings on the complex that may be due for replacement. Renovation costs in the range of 75% of replacement cost may be considered as triggers, along with other factors, for phasing out and replacing some of these buildings. For some buildings, such as Wallace and IWD (1000 E. Grand) renovation costs are available but may need to be updated. For the Grimes and Fleet Buildings, renovation costs have not been analyzed. For the Jessie Parker Building, recent renovation work has extended the life of the building but other factors, including building needs projected into the future, may come into play in establishing a useful life for the building. This strategic planning information will be applied to new construction planning, anticipated to begin in FY2012, and will serve as the basis renovation, demolition and replacement costs for complex facilities.						
FY2011 5-Year Plan				\$750,000	\$0	\$0	\$0	\$0	\$750,000
C-03	19	Capitol Complex	Capitol Interior and Exterior Restoration Continuation Provides design and construction funding for continued restoration of the Capitol's Interior and Exterior. Some items include expanding the existing fire suppression and alarm systems, installing additional door security, providing safety and accessibility improvements, replacing the south Rotunda elevator, automating the lighting in public corridors for security and energy savings, enclosing the rotunda's first floor opening, enhancing the lighting in the Rotunda, Law Library skylight and restoring the five remaining battle flag cases, repairing the Rotunda and ceiling finishes, restoring the floor tile in the first floor corridors and restoring scagliola columns. Completion of exterior work, including installation of an irrigation system, is scheduled after completion of interior work. Once work is completed on the Capitol additional funding discussions needs to occur regarding ongoing maintenance and upkeep that is above the current amount available for Routine Major Maintenance.						
FY2011 5-Year Plan				\$5,800,000	\$5,800,000	\$5,800,000	\$5,800,000	\$5,800,000	\$29,000,000

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C-04	20	Capitol Complex	Central Energy Plant and Facilities Management Center Additions and Improvements including Relocation of Fleet Fueling Station Provide design and construction services for improvements and additions to the Central Energy Plant, the Central Energy Plant cooling equipment, and the Facilities Management Center Building. Year 1 of the project specifically addresses changes at the Central Energy Plant. In conjunction with this work, relocate the Fleet Fueling Station from E. 7th and E. Walnut to a site in the vicinity of the Central Energy Plant or another site to be determined on the complex.						
				FY2010 5-Year Plan	\$1,439,000	\$1,916,000	\$0	\$0	\$0
F-01	21	Capitol Complex	Capitol Shuttle Service/Bus Pass Program (non-Vertical Infrastructure request)	\$200,000					\$200,000
C-05	22	Capitol Complex	Capitol Complex Court Avenue Bridge Replacement Provides design and construction services for replacement of the bridge spanning Court Avenue south of the Capitol and leading to the Judicial Branch site. The bridge was removed in 1993 because of safety hazards.						
				FY2011 5-Year Plan	\$900,000	\$6,000,000	\$0	\$0	\$0
F-02	23	Capitol Complex	I3 - HR/Payroll (non-Vertical Infrastructure request)	\$23,194,827					\$23,194,827
G-01	24	Capitol Complex	Capitol Complex Improvements and Infrastructure Planning (FY2013) Maintain funding appropriated to design and begin construction efforts on a new state office building to replace the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and demolition of the building.						
				FY2011 5-Year Plan	\$0	\$2,000,000	\$0	\$0	\$0
				FY2011 Request Totals and 5-Year Plan Totals	\$120,586,591	\$95,540,548	\$81,543,526	\$79,248,827	\$72,850,000
									\$449,769,492